

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
H.L.C. 1/08/03 Item . 6.b.

File Number  
HP02-019

Application Type  
Historic Preservation Permit

Council District  
3  
No

SNI

Planning Area  
Central

Assessor's Parcel Number(s)  
249-45-043

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: David Tymn

Location: West Side of North. 5<sup>th</sup> Street approximately 450 feet southerly of east Empire Street (451 North 5<sup>th</sup> Street)

Gross Acreage: 0.12 Net Acreage: 0.12 Net Density: n/a

Existing Zoning: LI Light Industrial Existing Use: Vacant Single-family House

Proposed Zoning: No change Proposed Use: Single-family House

### GENERAL PLAN

Completed by: DT

Land Use/Transportation Diagram Designation  
Medium Density Residential (8-16 DU/AC)

Project Conformance:  
☒ Yes ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: DT

North: Residential R-M Multi-family residential

East: Residential R-M Multi-family residential

South: Industrial LI Light industrial

West: Residential R-M Multi-family residential, R-2 Two family residential

### ENVIRONMENTAL STATUS

Completed by: DT

☐ Reuse of EIR  
☐ Negative Declaration circulated on  
☐ Negative Declaration adopted on

☒ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: DT

Annexation Title: Original City

Date: 3/27/1850

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval  
☐ Approval with Conditions  
☐ Denial  
☐ Uphold Director's Decision

Date \_\_\_\_\_

Approved by: \_\_\_\_\_  
☐ Action  
☒ Recommendation

OWNER / DEVELOPER / DESIGNER

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Saeid Pourabdollah  
1522 Ardenwood  
San Jose CA 95129

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PUBLIC AGENCY COMMENTS RECEIVED

Completed by: DT

Department of Public Works

None

Other Departments and Agencies

None

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GENERAL CORRESPONDENCE

None

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ANALYSIS AND RECOMMENDATIONS

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## **BACKGROUND**

The owner/ applicant Saeid Porabdallah, is proposing to rehabilitate and add on to the subject single-family house. The structure is currently boarded-up and unoccupied.

The surrounding land uses are: Single-family detached residential to the north, an industrial storage yard and railroad tracks to the south, single-family detached residential to the east across North 5th Street and duplex and single-family residential to the west.

Due to the fact that this house is in the Hensley Historic District, a Single-Family House Permit will also be required for this project. The applicant is aware of this requirement and has recently filed this application.

## **HISTORIC RESOURCE DESCRIPTION**

This Italianate residence, built circa 1874 is listed on the San Jose Historic Resources Inventory as a Contributing Structure to the local and National Register Hensley Historic District. There is no DPR for this property.

## **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

## **GENERAL PLAN CONFORMANCE**

This property has a General Plan designation of Medium Density Residential (8-16 DU/AC). The existing single-family house use and the proposed project for renovation to restore it to a habitable condition are consistent with the General Plan Land Use Transportation Diagram designation of Medium Density Residential.

## **PROJECT DESCRIPTION**

The proposed project consists of the renovation of a vacant single-family house. The renovation will consist of modifications to the floor plan, restoration of the existing structure inside and out and the removal and replacement of an existing non-original addition at the rear. There will be a net reduction in square footage with the completion of the project. The project will also include a 638 square foot detached accessory two-car garage.

The San Jose Municipal Code section 20.100.1000 requires that a Single-Family House Permit be required for the exterior alteration of a single-family house that is listed on the Historic Resources Inventory. This project is located in the Hensley Historic District. The Single Family House Permit will require staff level approval prior to the final approval of the Historic preservation permit at a hearing before the Director of Planning.

## **ANALYSIS**

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standard Nos. 1, 6, and 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The applicant presented the project to the Landmarks Commission Design Review sub-committee on December 18th. The committee reviewed the project and was generally supportive while providing the following recommendations:

1. Siding for the new construction should be wood siding of a slightly different dimension than the existing. Hardi-plank may be considered as an alternative given the location of the addition. The Design Review subcommittee does not support stucco.
2. Details for the new windows should be included in the planset.
3. The new window for the bathroom on the north elevation should be wood frame, double-hung to match

existing windows.

4. Garage doors should be carriage style or barn door slider style. Details should be included in the planset
5. Garage roof materials should match existing composition shingle on the main structure.

There was also discussion regarding the pitch of the garage roof with one recommendation that the applicant consider a flat or shed roof for the garage.

The current proposal complies with Standard 1 in that the building is reused as it was historically. With regard to Standards 6 and 9, the applicant is proposing to repair where needed. The proposed work will not destroy historic materials and the new addition will be of compatible materials while differentiating new from historic fabric.

Finally, in order to expedite the legal habitation of the vacant historic structure and protect it from break-ins, Implementation Planning Staff will schedule the project for hearing as early as possible.

### **COMMUNITY OUTREACH**

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

### **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed project to the Director of Planning with standard and special conditions as follow:

1. Colors and materials for the single-family house renovation presented to the Historic Landmarks Commission shall be included on the approved plan set. The wood, or Hardi-plank, siding used for the new addition shall be slightly differentiated in width from the existing historic fabric.